

The Effects of Land Readjustment Method in Informal Settlements on the Ownership

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SUMMARY

The large numbers of people in most cities of the world have lived in informal settlements. Legalization of informal processes has been an important policy for countries. Turkey has pursued the same policy since 1980s. Turkish cities provided interesting cases for examining the effect of legalization policy. More than half the population in three largest cities- Istanbul, Ankara and Izmir – live in settlements squatting (gecekondu) and unauthorized subdivision (hisseli tapu). Special Land Readjustment (LR) method that is applied for informal settlements has been one of the most important tools for legalization process.

This method of LR is applied in accordance with Article 10-c of Law No. 2981/3290. According to this article, there are some requirements to be met to apply LR. The first requirement states that buildings, which are contradictory to the local physical plan on the areas, based on shared lands or special parceling, must have been built before 1985. In the second requirement, the land to be readjusted should have an upgrading plan, which is a special type of plan. The main target of the LRs applied according to Law No. 2981/3290 is to obtain independent (without shares) parcels after completion of LR. In order to achieve such a target, the shared ownership can be converted to single person ownership during the phase of distribution, as being different from the LR specified within Development Law No. 3194.

Generally, one of the basic objectives of the LR project is to ensure effective land development on urban plots after the LR be completed in a short period of time. Parcels produced by the LR must be convenient to land development in terms of their form and land ownership. However, intervention into land ownership is limited in some country models. The aim of the article is to examine some cases in Istanbul that were applied according to the special LR from viewpoint of ownership structure. The examining of these cases will provide knowledge both about the applicability of LR in informal settlements and the effects of LR in informal settlements on the ownership

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